

Town of Hinesburg Planning Commission

June 24, 2015

Approved 8/12

Members Present: Dennis Place, Maggie Gordon, Aaron Kimball, Joe Iadanza, Rolf Kielman.

Members Absent: Kyle Bostwick, Russell Fox.

Also present: Freeda Powers (Recording Secretary).

Public Present: None.

Joe I. chaired the meeting, which was called to order at 7:35pm.

There were no changes to the agenda. There were no non-agenda items.

Stormwater Regulations Town-Wide Vote: The Town-Wide vote will be July 28th. The Board discussed the idea of sending out a flier in advance of the vote. There was some discussion of whether or not a mailing would be seen as divisive or informative.

The Board decided they would post via Front Porch Forum individually. Joe I. said he will be posting on FPF as the Chair person for the Planning Commission. They want to relay to the public the importance of keeping Hinesburg out of the position of being classified with the impaired waterway status. There is no unified storm water plan; this is our attempt to achieve incremental improvements going forward. The impacts of storm water runoff are tangible, and locals know about those impacts here in Hinesburg. It is important to get to a wider understanding of where storm water runoff goes and to help people feel that they each have a stake.

The Board agreed to create and send out a mailer that should go out by 7/21/15, but want to check the cost of doing so to ensure the funds are available in the budget.

Village Growth Area Rezoning: The Board discussed the possibility of rezoning the Village Growth Area. Joe I. said we should plan for a range of possibilities; incremental capacity doesn't answer the build-out. Dennis P. said he feels that we should consider other infrastructure capacity issues as well (i.e., roads, schools, etc.), noting that development limitations are not all about sewer capacity. Aaron K. said also consider the equilibrium of the types of development and the impacts there as well. Rolf K. said we should also be considering the manner of growth; the nature of the land, it's capability to bear development, infrastructure limitations, etc. should all be considered. Also, the range of development to include walkability. This is a complex task, Rolf said, to plan a town. How it happens is critical and he suggests a planning consultant to assist.

Joe I. said it is important to consider the vision for Rte. 116; we need to accommodate vehicles, too, so where do we put roads to better direct development? Dennis P. said we should be more specific with what we want and have the developers address how it happens—at their cost, not ours. Joe I. suggested perhaps we consider grid networks for roads. Create a contiguous community by staging development out from the village center. Establish % for mixed-use and phase in development. Dennis

P. said we should also be considering if we want development to occur at the same pace/rate on both sides of Rte. 116.

Joe I. said he would also like to know more details about the school size as it relates to the number of development units and school population numbers. There was further discussion about how the types of development and its' related impact on the schools.

There was some discussion about what defines the village geographically. The Board asked, does it begin and end between Buck Hill Road & Ballards Corners? From the Fire Station to the Elementary School? What is the size, use and definition of the Village? Joe I. said he thinks of a village as an organic mix of business/residential with varied businesses in the mix as well. This serves the local populous in many ways; life, work, recreation. Aaron K. agreed, saying Hinesburg is accessible to nature, and our development tends to incorporate it. Rolf K. said this also ties into landscaping. He feels that Commerce Park area was a bit of a missed opportunity and he wonders how to better incorporate it into the rest of the village. Consider infill, he said. Joe I. said in his view, there is not a lot available for infill. Dennis P. noted the Quonset Hut and Rolf K. disagreed with Joe's observation regarding infill possibilities.

Joe I. reviewed that overall, the Board would like to provide specificity in the bylaws, more definitive % in mixed-use, priorities, stage/limit development depending on resources.

Minutes from 6/10/15: Dennis P. **made a motion to approve as amended the minutes of 6/10/15.** Aaron K. **seconded the motion.** The Board **voted 5-0.**

Other Business: The Planning Commissions' letter to the Select Board recommending Interim Zoning has been submitted. The Select Board agenda for their upcoming meeting has not yet been posted.

Joe I. made a **motion to adjourn.** Rolf K. **seconded** the motion. The meeting adjourned at **pm.

Respectfully submitted,

Freedra Powers, Recording Secretary